# City of Seattle

**Department of Construction & Inspections**
Nathan Torgelson, Director

DESIGN REVIEW

**EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD**

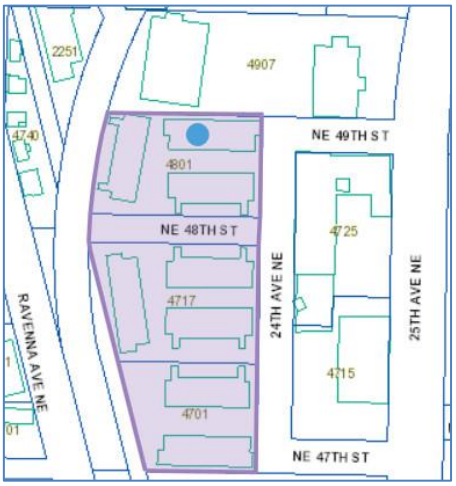
| | |
|---|---|
| Project Number: | 3027312 |
| Address: | 4801 24th Avenue NE |
| Applicant: | Skye Bredberg, Weber Thompson |
| Date of Meeting: | Tuesday, August 08, 2017 |
| Board Members Present: | Eric Blank (Chair)<br>Joe Hurley<br>Anita Jeerage<br>Peter Krech (Substitute) |
| Board Members Absent: | Brian Bishop<br>James Marria |
| SDCI Staff Present: | Lindsay King |

**SITE & VICINITY**

Site Zone: Lowrise Three (LR3)

| | | |
|---|---|---|
| Nearby Zones: | (North) | C1-40 |
| | (South) | C1-40/MIO-50 |
| | (East) | C1-40 |
| | (West) | LR1 |

Lot Area: Approximately 103,427 sq. ft.



**Current Development:**
The subject site is located west side of 24th Avenue NE. The north property line is located at the north boundary of the NE 49th Street right-of-way. The south property line is located at the south boundary of NE 47th Street right-of-way. The subject site is bound by the Burke Gilman Trail and Seattle Public Utility property along the west edge, University of Washington property on the south edge, an existing commercial property to the north and 24th Avenue NE to west. Lots to the north, south and east are all zoned C1-40. The University of Washington parcel directly south is zoned C1-40 and MIO-50. Lots across the Burke Gilman Trail are zoned Lowrise 1. The site contains three parcels and a City of Seattle right-of-way, NE 48th Street, which is proposed to be vacated. The site contains approximately 10 feet of grade change from the southeast corner, the low point of the site, to the southwest corner, the high point of the site.

The project includes a contract rezone proposal from LR3 to NC2-85. The City has published an EIS to upzone areas of the City to provide additional housing. No specific legislation has been proposed for this site. As such, the current proposal includes a contract rezone from Lowrise 3 multifamily residential to Neighborhood Commercial 2 with an 85-foot height limit. The project proposes to self-limit height to 75 feet.

Three Exceptional trees have been identified on site. Two of the Exceptional trees are located adjacent to the 24th Avenue NE right-of-way and one Exceptional tree is located adjacent to NE 48th Street right-of-way, the street proposed to be vacated.

**Surrounding Development and Neighborhood Character:**
This neighborhood, located within the Ravenna Urban Center Village, includes multifamily housing, retail and office uses, community services, restaurants, and the University Village. 25th Avenue NE, located one block east of the subject lot, serves as a principal arterial street connecting the University of Washington, Montlake and Capitol Hill to the south, with the Ravenna neighborhood to the north. The subject lot and lots to the north and east are developed with single and multi-story commercial and residential buildings. To the south the University of Washington property contains parking and storage uses. To the west, across the Burke Gilman, are single and multifamily residential structures. The subject lot is located at the bottom of large hill the containing approximately 70 feet of grade change.

**Access:**
NE 47th Street, NE 49th Street and 24th Avenue NE. NE 48th Street is proposed to be vacated.

**Environmentally Critical Areas:**
Steep Slope Environmentally Critical Area has been identified along the north property line.

**PROJECT DESCRIPTION**
Design Review Early Design Guidance application proposing two, seven-story buildings with a total of 293 apartment units. Retail to be located at street level in the south building. Parking for 286 vehicles to be located in a below grade garage. Existing structures to be demolished. Proposal requires a rezone from LR3 to NC2-85 and a street vacation of NE 48th St.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

**Mailing Address:** **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

**Email:** PRC@seattle.gov

## EARLY DESIGN GUIDANCE August 8, 2017

**PUBLIC COMMENT**
The following public comments were offered at this meeting:

- Expressed support for the preferred design alternative. Noted the buildings minimize the façade along the Burke Gilman Trail, the street, and includes public amenity space.
- Would like to see the transition between the Burke Gilman trail and the site read as a public gateway.
- Expressed support for the dedicated bike elevator but would like to see additional exterior bike racks provided for guests to the site.
- Would like to see NE 47th Street treated as a woonerf, with an emphasis on pedestrian and bicycle use.
- Expressed concern that the north connector does not provide a direct link to the University Village NE 49th Street entrance. Would like to see University Village resolve the entry.
- Would prefer to see a larger connector provided to the south in lieu of the north connector.
- Would like to see additional lighting provided along the Burke Gilman Trail, and along the connectors.
- Applauded the development team for reaching out to the Ravenna Bryant Community Association.
- Expressed support for the development's focus on the public realm, including a new pedestrian connection between the Burke Gilman Trail, NE 47th Street, and University Village.
- Noted that the subject development, combined with the Greystar development to the east, and the University Village redevelopment, will create many positive changes to the neighborhood.
- Felt that the proposed open space commons should be maintained for public use in perpetuity.
- Expressed support for the large gestures of public open space, and connectors. Felt the development could warrant departures requested.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

**PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing.** The Board provided unanimous support for the applicant's preferred massing Option 4. Option 4 orients the building to locate the least amount of building façade along the Burke Gilman Trail and 24th Avenue NE. The east/west building orientation creates a visual porosity into and through the site. The Board applauded the north south connectors and the Trailside Commons as public open spaces. The Board agreed that the new connections between the Burke Gilman Trail, at the south facing open space was a special amenity. For the reasons list above, the Board agreed that the preferred massing option provides a better site design than the massing option maintaining the Exceptional trees. The Board acknowledged the proposed contract rezone from 40 feet in height to 75 feet was a significant change but agreed the additional height, in combination with the street vacation, provides opportunities for smaller building footprints and more creative site design. The proposal maximizes these benefits by providing a significant public open space within the Trailside Commons. The Board also noted that the unique location adjacent to the hillside provides a topographical and dense vegetated transition between the subject lot and the Lowrise zones to the west. (CS1-C, CS1-D, CS2 A-D, PL1-A-D, PL1-I, DC2-A)

2. **Architectural Concept.** The Board discussed the building massing in relationship to the architectural concept. The 24th Avenue NE property line is over 500 feet long and the long, deep, and tall building are oriented well to minimize the façade length along the right-of-way. However, the Board felt strongly that the building would need aesthetic variation to break down the height, bulk, and scale of the development.
   a) At Recommendation Stage, the Board requested a master plan architectural concept demonstrating how the development creates variation between the buildings but also maintains a unified relationship between the structures (CS2-C, CS2-D, DC2-A-D, DC2-I, DC4-A).
   b) The Board supported the concept of the lanterns and noted the symbolic element could be used as a unifying architectural element or one that provides variation between the buildings. The Board noted that lanterns and building lighting should not overshadow the

'naturalness' of the trail and should provide a respectful relationship to the Lowrise residential zoning across the Burke Gilman Trail (DC2-B and C, CS2-D3 and D5).

c) The Board expressed concern regarding the treatment of residential units at grade on 24th Avenue. The Board questioned how the residential use would relate architecturally to the retail and residential lobby uses on either site. At the Recommendation Stage, the Board would like to better understand how the residential treatment could add to the architectural variation between the buildings (DC1-A, DC2).
d) At the Recommendation Stage, the Board requested vignettes, from pedestrian level, demonstrating how the building would be perceived from a variety of viewpoints during the day and at night (DC2, DC4).
e) The Board noted that the development should incorporate high-quality, durable materials, with well-developed detailing. The Board did not support the use of mediocre materials given the scale and prominence of the development (DC2, DC4-A, DC4-I).

**3. Streetscape and Public Edge.** The Board applauded the site planning as demonstrated on page 65-71 of the EDG packet. The Board acknowledged public comments regarding the limited connection of the north connector to University Village, but ultimately the Board supported the north connector for the added porosity to the site and for the future connection opportunities it may provide to University Village.

a) The Board agreed that the Trailside Commons should be maintained and further developed as public open space. The Board encouraged a unique lighting design to add interest to the Trailside Commons at night time (PL1).
b) The Board supported the concept of the arrival court since the building demographic requires programmed space for moving and drop-off. The Board supported the expressed design intent to create a shared-use space. At the Recommendation Stage, the Board requested more detail for the quality design treatment so that the space does not read as a striped parking area (DC1-C3, DC4-D).
c) The Board acknowledged the 'study' as a nicely-scaled residential enclave and supported the limited use fences for security. The Board directed that the fences by visually porous and treated as a secondary design element (DC2-C).
d) At the Recommendation stage, the Board requested a conceptual wayfinding plan. The Board agreed that the transition from the trail to the site was particularly important and should be designed to feel gracious, welcoming, and public (PL2-D)
e) At the Recommendation stage, the Board requested sections and renderings to demonstrate the ground level residential uses along public edges, 24th Avenue NE and along the connector, have been designed to provide a semi-private transition (PL3-B).
f) At the Recommendation stage, the Board agreed with public comment and requested a comprehensive lighting plan for the connectors and trail. The Board also directed that the public spaces be designed without dead ends to minimize safety concerns (PL2-B).
g) At the Recommendation stage, the Board would like to better understand how the garage entry and dumpster staging along 24th Avenue NE have been integrated into the architectural concept to minimize their presence along the façade (DC1-B and C, DC2-B and C).

h) In response to the public comments, the site design should accommodate visitor bike parking and an at grade connection between the building and the trail (PL4).
i) The Board expressed support for a curbless street on 24th Avenue NE and the concept of a woonerf for NE 47th Street. The Board recognized the design of both streets will be developed in accordance with SDOT standards (PL1-A).

**DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

1. **Parking Location (SMC 23.47A.032):** The Code requires that parking shall not be provided between a structure and a street lot line. The applicant proposes a parking arrival court located in front of a portion of a structure.

   At the time of the Early Design Guidance meeting, the Board indicated early support for a parking location departure request. The Board agreed that providing a space for student move in and out, car drop off and pick up within the property alleviates congestion along the street. The Board fully supported the stated design intent to create a shared use space that can be used for other events when move in days are not occurring. At the Recommendation stage, the Board would like to see how the space is treated with landscaping, hardscape, design features to facilitate the concept of a shared space rather than a striped parking court. The final proposal should demonstrate how the space better meets the intent of City adopted Design Guidelines DC1-C2 Parking and Services Uses, DC1-C3 Multiple Uses.

2. **Site Triangle (SMC 23.54.030 G2):** The Code requires for driveways 22 feet wide a site triangle shall be provided for a distance of 10 feet from the intersection of the driveway with the sidewalk. The applicant proposes to replace the site triangle with mirrors.

   At the time of the Early Design Guidance meeting, the Board indicated early support for the departure request. At the Recommendation Stage, the Board requested additional information regarding the driveway transition to the final NE 24th Street right-of-way design. The design should demonstrate the visibility of pedestrian traveling along 24th Avenue NE and the connector from cars exiting the driveway. The driveway entrance should also be coordinated with the overall architectural composition. The final resolution must better meet the intent of City adopted design guidelines DC1-B Vehicular Access and Circulation and DC1-C Parking and Service Uses.

3. **Street Level Use Requirements (SMC 23.47A.008 D2):** The Code requires residential uses at ground level to be located at least 4 feet above or 4 feet below sidewalk grade for be setback at least 10 feet from the sidewalk. The applicant proposes dwelling units

along 24th Avenue NE located at sidewalk level and set back between 4'-8" and 7'-6" from the sidewalk.

At the time of the Early Design Guidance meeting, the Board indicated early support for the departure request provided the design can demonstrate the units will treated to create a semi-private transition between the windows and the public walkways. The design should facilitate privacy without the use of blinds. The Board supported a lush planting transition to accommodate privacy for units. At the Recommendation stage, the Board requested building setbacks and vignettes demonstrating the final treatment of the ground level residential uses. The final resolution must better meet the intent of City adopted design guidelines PL3-B Residential Edges.

**DESIGN REVIEW GUIDELINES**

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

## CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

**CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS1-D Plants and Habitat**

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-C Relationship to the Block**

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

**CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

***University Supplemental Guidance:***

**CS2-I Responding to Site Characteristics**

**CS2-I-i. Views Along Burke Gilman Trail:** For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access.

**CS2-IV Height, Bulk, and Scale**

**CS2-IV-i. Reduce Visual Bulk:** Special attention should be paid to projects in Map 4 of the full Guidelines to minimize impacts of increased height, bulk and scale as stated in the Seattle Design Guideline. In order to reduce the impacts of apparent building height and bulk at specified zone edges listed above, the following altern atives should be considered:

1. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
2. Along specified corridors, a gradual setback of the building's acade above 40' in height from the street, alley or property line may be considered.
3. In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.
4. Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

## PUBLIC LIFE

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

***University Supplemental Guidance:***

**PL1-I Residential Open Space**

**PL1-I-i. Active, Ground-Level Open Space:** The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
b. Provides for the comfort, health, and recreation of residents.
c. Increases privacy and reduce visual impacts to all neighboring properties.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

***University Supplemental Guidance:***

**PL3-I Entrances Visible from the Street**

**PL3-I-i. Entrance Orientation:** On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.

**PL3-I-ii. Walkways Serving Entrances:** In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

## DESIGN CONCEPT

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-C Parking and Service Uses**

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

**DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

***University Supplemental Guidance:***

**DC2-I Architectural Elements and Materials**

**DC2-I-i. Modulate Facade Widths:** On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design,

lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

***University Supplemental Guidance:***

**DC4-I Exterior Finish Materials**

**DC4-I-i. Desired Materials:** See full Guidelines for list of desired materials.

**DC4-I-iii. Discouraged Materials:** See full Guidelines for list of discouraged materials.

**DC4-I-iv. Anodized Metal:** Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

**DC4-I-v. Fencing:** Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

**DC4-I-vii. Light Standards:** Light standards should be compatible with other site design and building elements.

**DC4-II Exterior Signs**

**DC4-II-i. Encouraged Sign Types:** The following sign types are encouraged, particularly along Mixed Use Corridors:

a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
b. Marquee signs and signs on pedestrian canopies.
c. Neon signs.
d. Carefully executed window signs, such as etched glass or hand painted signs.
e. Small signs on awnings or canopies.

**DC4-II-ii. Discouraged Sign Types:** Post mounted signs are discouraged.

**DC4-II-iii. Sign Location:** The location and installation of signage should be integrated with the building's architecture.

**RECOMMENDATIONS**

**BOARD DIRECTION**

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.